

LEGEND

---	APPROXIMATE PROPERTY LINE
---	APPROXIMATE SETBACK LINE
---	EXISTING CONTOUR
---	EXISTING CURB
---	EXISTING CHAIN LINK FENCE
---	EXISTING RAIL FENCE
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---	EXISTING UTILITY POLE
---	EXISTING SIGN
---	EXISTING DECIDUOUS TREE
---	EXISTING CONIFEROUS TREE
---	EDGE OF BRUSHWOODS
---	IRON ROD/PIPE FOUND
---	ABOVE / BELOW GRADE
---	PROJECT BENCHMARK

SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-854-2323 FAX: 802-854-2271 web: www.coe-vt.com

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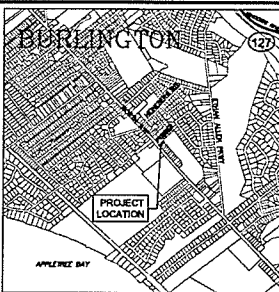
LIVING WELL

71 MAPLE STREET
BRISTOL, VERMONT
05443

PROJECT:

1200 NORTH AVE

BURLINGTON VERMONT



LOCATION MAP

1" = 200'

DATE	CHECKED	REVISION

EXISTING
CONDITIONS SITE
PLAN

DATE
09/16/2016

SCALE
1" = 20'

PROJ. NO.
14146

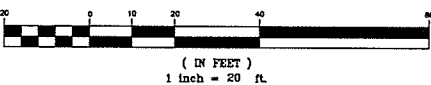
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C1.0

NOTES

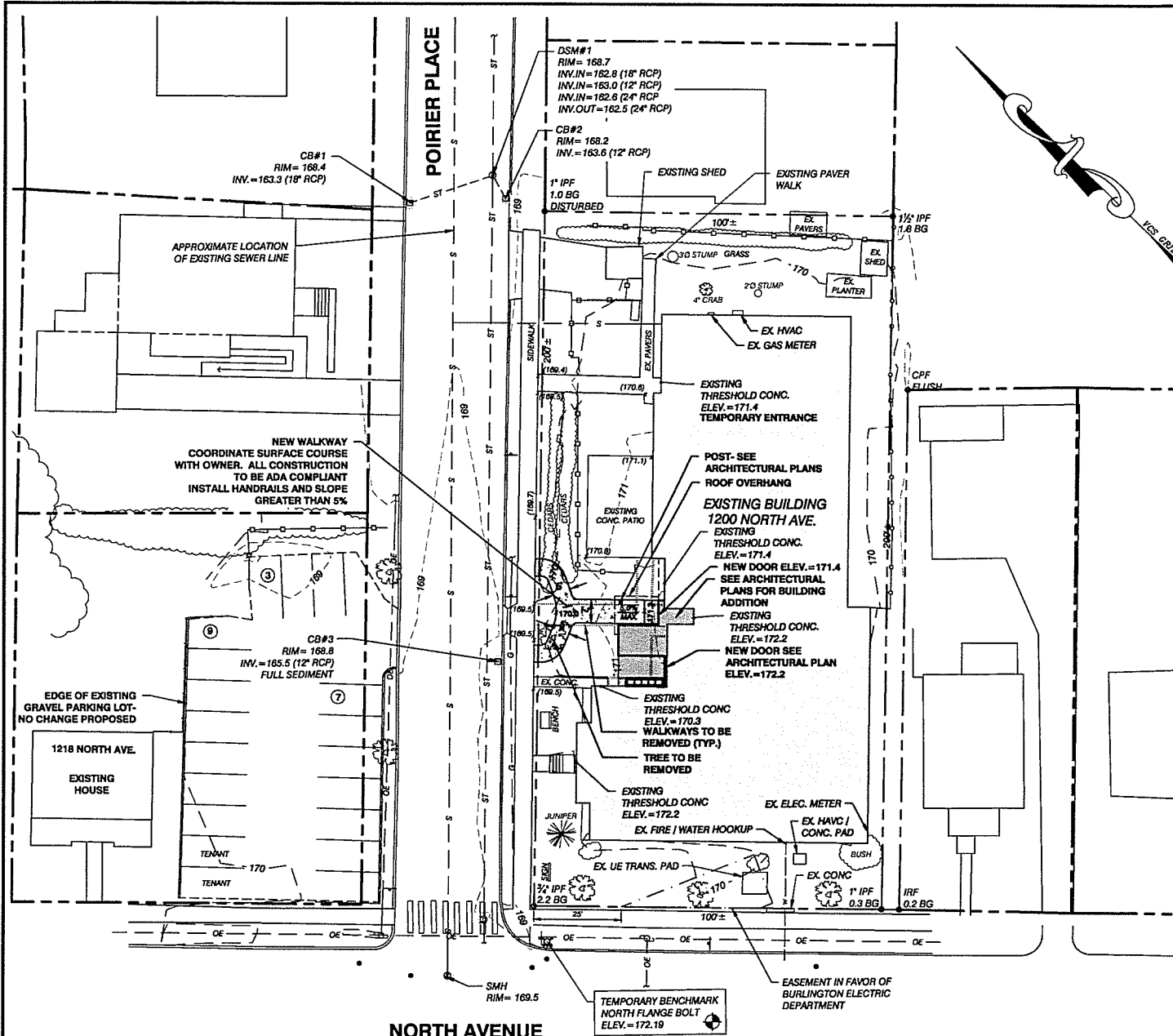
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
- THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
- PROPERTY LINE INFORMATION IS BASED ON INFORMATION ABSTRACTED FROM CITY OF BURLINGTON LAND RECORDS. ADJACENT PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON EXISTING TAX MAP INFORMATION. MONUMENTATION RECOVERED IS CONSISTENT WITH RECORDED DOCUMENTS.
- SITE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES, INC. DECEMBER 2015. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH", VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD83 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON SITE.

GRAPHIC SCALE



OCT 11 2016

DEPARTMENT OF
PLANNING & ZONING



GENERAL NOTES

- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
- ALL EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS (WITH TIES) FOR ALL UNDERGROUND UTILITIES. THOSE PLANS SHALL BE SUBMITTED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
- ALL GRASSED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
- MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS AND MATERIALS INCORPORATED INTO THE SITE WORK. WORK SHALL NOT BEGIN ON ANY ITEM UNTIL SHOP DRAWING APPROVAL IS GRANTED.
- IN ADDITION TO THE REQUIREMENTS SET IN THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL PERMIT CONDITIONS AND ANY LOCAL PUBLIC WORKS STANDARDS.
- THE TOLERANCE FOR FINISH GRADES FOR ALL PAVEMENT, WALKWAYS AND LAWN AREAS SHALL BE 0.1 FEET.
- ANY DEWATERING NECESSARY FOR THE COMPLETION OF THE SITEWORK SHALL BE CONSIDERED AS PART OF THE CONTRACT AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN TOWN ROAD R.O.W. WITH TOWN AUTHORITIES.
- THE CONTRACTOR SHALL INSTALL THE ELECTRICAL, CABLE AND TELEPHONE SERVICES IN ACCORDANCE WITH THE UTILITY COMPANIES REQUIREMENTS.
- EXISTING PAVEMENT AND TREE STUMPS TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION. ALL PAVEMENT CUTS SHALL BE MADE WITH A PAVEMENT SAW.
- IF THERE ARE ANY CONFLICTS OR INCONSISTENCIES WITH THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION BEFORE WORK CONTINUES ON THE ITEM IN QUESTION.
- PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON EXISTING TAX MAP INFORMATION. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
- IF THE BUILDING IS TO BE SPRINKLERED, BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH AWWA M14. THE SITE CONTRACTOR SHALL CONSTRUCT THE WATER LINE TO TWO FEET ABOVE THE FINISHED FLOOR. SEE MECHANICAL PLANS FOR RISER DETAIL.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING TESTING AND INSPECTION SERVICES INDICATED IN THE CONTRACT DOCUMENTS, TYPICAL FOR CONCRETE AND SOIL TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT AND FIELD ENGINEERING REQUIRED FOR COMPLETION OF THE PROJECT. CIVIL ENGINEERING ASSOCIATES WILL PROVIDE AN AUTOCAD FILE WHERE APPLICABLE.
- THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ANY AND ALL SAFETY FENCES OR RAILS ABOVE EXISTING AND PROPOSED WALLS. THE OWNER SHALL VERIFY LOCAL, STATE AND INSURANCE REQUIREMENT GUIDELINES FOR THE INSTALLATION AND VERIFY ANY AND ALL PERMITTING REQUIREMENTS.

ZONING REQUIREMENTS:

ZONING DISTRICT: RESIDENTIAL - LOW DENSITY
LOT: 1218 NORTH AVE

CATEGORY	ZONING REGULATIONS	EXISTING 1218 NORTH AVE.	PROPOSED 1218 NORTH AVE.
COVERAGE			
BUILDING TOTAL	35%	10%	10%
SETBACK	ADV. 2 LOTS MIN. ±5'	16±'	16±'
FRONT YARD (NORTH AVE)	10% WIDTH, <5'	60±'	60±'
FRONT YARD (POIRIER)	10% WIDTH, <5'	5±'	5±'
SIDEYARD (WEST)	10% WIDTH, <5'	63±'	63±'
SIDEYARD (NORTH)			
BUILDING HEIGHT			
EXISTING PRIMARY	35		

ZONING DISTRICT: NEIGHBORHOOD ACTIVITY CENTER
LOT: 1200 NORTH AVE

CATEGORY	ZONING REGULATIONS	EXISTING 1200 NORTH AVE.	PROPOSED 1200 NORTH AVE.
COVERAGE			
BUILDING TOTAL	80%	49%	51%
SETBACK			
FRONT YARD (NORTH AVE)	0'	19±'	19±'
FRONT YARD (POIRIER)	0'	11±'	11±'
SIDEYARD (NORTH)	0'	10±'	10±'
SIDEYARD (EAST)		4±'	4±'
BUILDING HEIGHT			
EXISTING PRIMARY	35		

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- IRON ROD/PIPE FOUND ABOVE / BELOW GRADE
- PROJECT BENCHMARK
- PROPOSED PAVEMENT
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE

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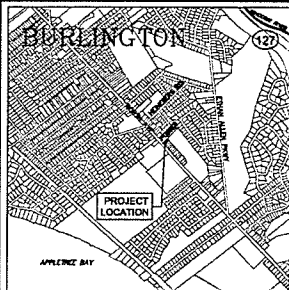
LIVING WELL

71 MAPLE STREET
BRISTOL, VERMONT
05443

PROJECT:

1200 NORTH AVE

BURLINGTON VERMONT



LOCATION MAP

1" = 200'

DATE CHECKED REVISION

PROPOSED
CONDITIONS SITE
PLAN

DATE
09/16/2016

SCALE

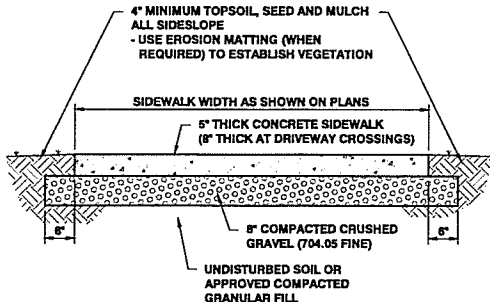
1" = 20'

PROJ. NO.

14146

DRAWING NUMBER

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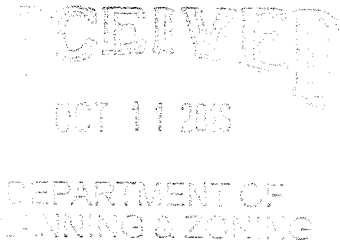
NOTES:

- EXPANSION JOINTS SHALL NOT BE PLACED
- THE SIDEWALK SHALL BE DIVIDED AT INTERVALS OF FIVE FEET BY DUMMY JOINTS.
- NO DEICER SHALL BE APPLIED TO SIDEWALK UNTIL AT LEAST 30 DAYS OF AIR DRYING TIME HAS OCCURRED.
- SIDEWALKS SHALL BE SEALED WITH CONCRETE SEALER MIN 4000 PSI CLASS B CONC.

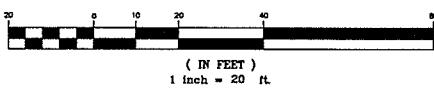
CONCRETE SIDEWALK DETAIL

N.T.S.

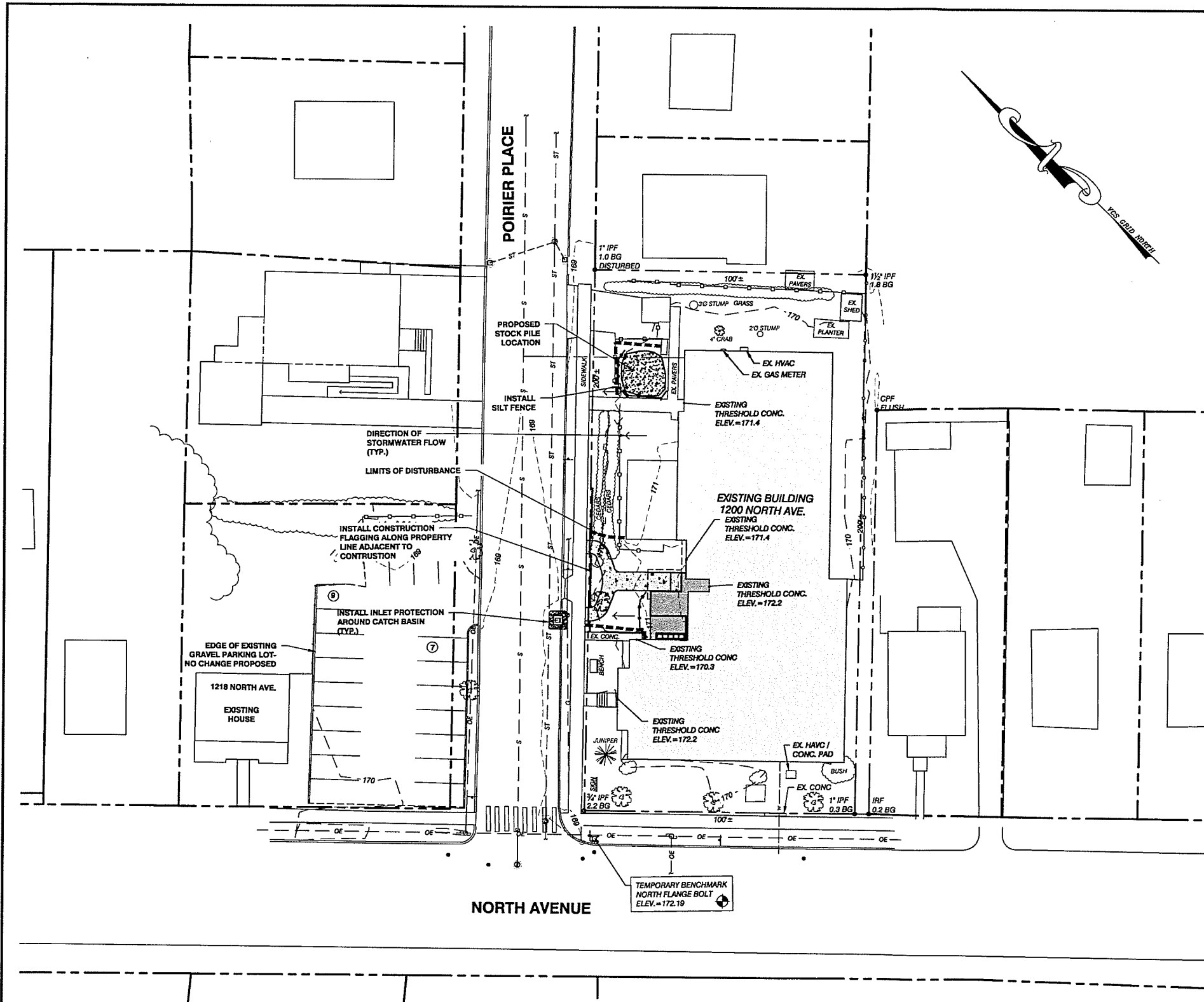
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GRAPHIC SCALE



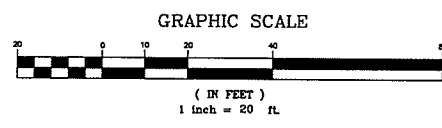
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OCT 11 2016
DEPARTMENT OF
PLANNING & ZONING

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---	PROJECT BENCHMARK
---	PROPOSED CURB
---	PROPOSED GRAVEL
---	PROPOSED PAVEMENT



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LIVING WELL

71 MAPLE STREET
BRISTOL, VERMONT
05443

PROJECT:

1200 NORTH AVE

BURLINGTON VERMONT

LOCATION MAP

1" = 200'

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EROSION CONTROL PLAN

DATE
09/16/2016

SCALE
1" = 20'

PROJ. NO.
14146

DRAWING NUMBER
C1.2

Introduction

This project is subject to the terms and conditions of the authorization from the State of Vermont to discharge construction related storm water runoff.

Coverage under the State Construction General Permit 3-9020 is required for any construction activity that disturbs 1 or more acres of land, or is part of a larger development plan that will disturb 1 or more acres.

This project has been deemed to qualify as a Low Risk Site which is subject to the erosion prevention and sediment control (EPSC) standards set for in the State of Vermont's

Low Risk Site Handbook for Erosion Prevention and Sediment Control

The following narrative and implementation requirements represent the minimum standard for which this site is required to be maintained as regulated by the State of Vermont.

Any best management practices (BMPs) depicted on the projects EPSC Site plan which go beyond the Handbook requirements are considered to be integral to the management of the site and represent components of the municipal EPSC approval for the project which shall be implemented.

The EPSC plan depicts one snap shot in time of the site. All construction sites are fluid in their day to day exposures and risks as it relates to minimizing sediment loss from the site. It is the responsibility of the Contractor to implement the necessary BMPs to comply with the Low Risk Handbook standards outlined on this sheet based on the Interim site disturbance conditions which may or may not be shown on the EPSC Site Plan.

Specific BMPs which are critical to allowing the project to be considered a Low risk site include the items checked below:

- Limit the amount of disturbed earth to two acres or less at any one time.
- There shall be a maximum of 7 consecutive days of disturbed earth exposure in any location before temporary or final stabilization is implemented.

1. Mark Site Boundaries

Purpose:

Mark the site boundaries to identify the limits of construction. Delineating your site will help to limit the area of disturbance, preserve existing vegetation and limit erosion potential on the site.

How to comply:

Before beginning construction, walk the site boundaries and flag trees, post signs, or install orange safety fence. Fence is required on any boundary within 50 feet of a stream, lake, pond or wetland, unless the area is already developed (existing roads, buildings, etc.)

2. Limit Disturbance Area

Purpose:

Limit the amount of soil exposed at one time to reduce the potential erosion on site.

Requirements:

The permitted disturbance area is specified on the site's written authorization to discharge. Only the acreage listed on the authorization form may be exposed at any given time.

How to comply:

Plan ahead and phase the construction activities to ensure that no more than the permitted acreage is disturbed at one time. Be sure to properly stabilize exposed soil with seed and mulch or erosion control matting before beginning work in a new section of the site.

3. Stabilize Construction Entrance

Purpose:

A stabilized construction entrance helps remove mud from vehicle wheels to prevent tracking onto streets.

Requirements:

If there will be any vehicle traffic off of the construction site, you must install a stabilized construction entrance before construction begins.

How to Install:

Rock Size: Use a mix of 1 to 4 inch stone
Depth: 8 inches minimum
Width: 12 feet minimum
Length: 40 feet minimum (or length of driveway, if shorter)
Geotextile: Place filter cloth under entire gravel bed

Maintenance:

Redress with clean stone as required to keep sediment from tracking onto the street.

4. Install Silt Fence

Purpose:

Silt fences intercept runoff and allow suspended sediment to settle out.

Requirements:

- Silt fence must be installed:
 - on the downhill side of the construction activities
 - between any ditch, swale, storm sewer inlet, or waters of the State and the disturbed soil
- *Hay bales must not be used as sediment barriers due to their tendency to degrade and fall apart.

Where to place:

- Place silt fence on the downhill edge of bare soil. At the bottom of slopes, place fence 10 feet downhill from the end of the slope (if space is available).
- Ensure the silt fence catches all runoff from bare soil.
- Maximum drainage area is 1/4 acre for 100 feet of silt fence.
- Install silt fence across the slope (not up and down hills)
- Install multiple rows of silt fence on long hills to break up flow.
- Do not install silt fence across ditches, channels, or streams or in stream buffers.

How to install silt fence:

- Dig a trench 6 inches deep across the slope
- Unroll silt fence along the trench
- Ensure stakes are on the downhill side of the fence
- Join fencing by rolling the end stakes together
- Drive stakes into against downhill side of trench
- Drive stakes until 16 inches of fabric is in trench
- Push fabric into trench; spread along bottom
- Fill trench with soil and pack down

Maintenance:

- Remove accumulated sediment before it is halfway up the fence.
- Ensure that silt fence is trenched in ground and there are no gaps.

5. Divert Upland Runoff

Purpose:

Diversion berms intercept runoff from above the construction site and direct it around the disturbed area. This prevents clean water from becoming muddied with soil from the construction site.

Requirements:

- If storm water runs onto your site from upslope areas and your site meets the following two conditions, you must install a diversion berm before disturbing any soil.
 - You plan to have one or more acres of soil exposed at any one time (excluding roads).
 - Average slope of the disturbed area is 20% or steeper.

How to Install:

- Compact the berm with a shovel or earth-moving equipment.
 - Seed and mulch berm or cover with erosion control matting immediately after installation.
 - Stabilize the flow channel with seed and straw mulch or erosion control matting. Line the channel with 4 inch stone if the channel slope is greater than 20%.
 - Ensure the berm drains to an outlet stabilized with riprap. Ensure that there is no erosion at the outlet.
 - The diversion berm shall remain in place until the disturbed areas are completely stabilized.
6. Slow Down Channelized Runoff

Purpose:

Stone check dams reduce erosion in drainage channels by slowing down the storm water flow.

Requirements:

If there is a concentrated flow (e.g. in a ditch or channel) of storm water on your site, then you must install stone check dams. Hay bales must not be used as check dams.

How to Install:

Height: No greater than 2 feet. Center of dam should be 9 inches lower than the side elevation

Side slopes: 2:1 or flatter

Stone size: Use a mixture of 2 to 9 inch stone

Width: Dams should span the width of the channel and extend up the sides of the banks

Spacing: Space the dams so that the bottom (toe) of the upstream dam is at the elevation of the top (crest) of the downstream dam. This spacing is equal to the height of the check dam divided by the channel slope.

Spacing (in feet) = Height of check dam (in feet)/Slope in channel (ft/ft)

Maintenance:

Remove sediment accumulated behind the dam as needed to allow channel to drain through the stone check dam and prevent large flows from carrying sediment over the dam. If significant erosion occurs between check dams, a liner of stone should be installed.

7. Construct Permanent Controls

Purpose:

Permanent storm water treatment practices are constructed to maintain water quality, ensure groundwater flows, and prevent downstream flooding. Practices include detention ponds and wetlands, infiltration basins, and storm water filters.

Requirements:

If the total impervious* area on your site, or within the common plan of development, will be 1 or more acres, you must apply for a State Storm water Discharge Permit and construct permanent storm water treatment practices on your site. These practices must be installed before the construction of any impervious surfaces.

How to comply:

Contact the Vermont Storm water Program and follow the requirements in the Vermont Storm water Management Manual. The Storm water Management Manual is available at: www.vtwaterquality.org/stormwater.htm

*An impervious surface is a manmade surface, including, but not limited to, paved and unpaved roads, parking areas, roofs, driveways, and walkways, from which precipitation runs off rather than infiltrates.

8. Stabilize Exposed Soil

Purpose:

Seeding and mulching, applying erosion control matting, and hydroseeding are all methods to stabilize exposed soil. Mulches and matting protect the soil surface while grass is establishing.

Requirements:

All areas of disturbance must have temporary or permanent stabilization within 7, 14, or 21 days of initial disturbance, as stated in the project authorization. After this time, any disturbance in the area must be stabilized at the end of each work day.

The following exceptions apply:

- Stabilization is not required if earthwork is to continue in the area within the next 24 hours and there is no precipitation forecast for the next 24 hours.
- Stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation, utility trenches).

All areas of disturbance must have permanent stabilization within 48 hours of reaching final grade.

How to comply:

Prepare bare soil for seeding by grading the top 3 to 6 inches of soil and removing any large rocks or debris.

Seeding Rates for Temporary Stabilization

April 15 - Sept. 15 — Ryegrass (annual or perennial): 20 lbs/acre
Sept. 15 - April 15 — Winter rye: 120 lbs/acre

Seeding Rates for Final Stabilization: Choose

Seeding Rates for Final Stabilization:				
Choose from:	Quantity	lbs. acre	lbs. 1000 sq ft.	
Hybrid fescue (mixture)	Empire Pioneer	51		0.1
or				
Common white clover	Common	5		0.2
plus				
Fall Fescue	KY-31 Rebel	10		0.25
plus				
Repton	Common	5		
or				
Rivergrass (perennial)	Pennine Inn	5		0.1
1: Mix 2.5 each of Empire and Pioneer OR 2.5 lbs. of Hybrid fescue and 2.5 lbs. white clover per acre				

Mulching Rates

April 15 - Sept. 15 — Hay or Straw: 1 inch deep (1-2 bales/1000 s.f.)
Sept. 15 - April 15 — Hay or Straw: 2 in. deep (2-4 bales/1000 s.f.)

Erosion Control Matting

As per manufacturer's instructions

Hydroseed

As per manufacturer's instructions

9. Winter Stabilization

Purpose:

Managing construction sites to minimize erosion and prevent sediment loading of waters is a year-round challenge. In Vermont, this challenge becomes even greater during the late fall, winter, and early spring months.

*Winter construction as discussed here, describes the period between October 15 and April 15, when erosion prevention and sediment control is significantly more difficult. Rains in late fall, thaws throughout the winter, and spring melt and rains can produce significant flows over frozen and saturated ground, greatly increasing the potential for erosion.

Requirements for Winter Shutdown:
For those projects that will complete earth disturbance activities prior to the winter period (October 15), the following requirements must be adhered to:

- For areas to be stabilized by vegetation, seeding shall be completed no later than September 15 to ensure adequate growth and cover.
- If seeding is not completed by September 15, additional non-vegetative protection must be used to stabilize the site for the winter period. This includes use of Erosion Control Matting or netting of a heavy mulch layer. Seeding with winter rye is recommended to allow for early germination during wet spring conditions.
- Where mulch is specified, apply roughly 2 inches with an 80-90% cover. Mulch should be tracked in or stabilized with netting in open areas vulnerable to wind.

Requirements for Winter Construction

If construction activities involving earth disturbance continue past October 15 or begin before April 15, the following requirements must be adhered to:

- Enlarged access points, stabilized to provide for snow stockpiling.
- Limits of disturbance moved or replaced to reflect boundary of winter work.
- A snow management plan prepared with adequate storage and control of meltwater, requiring cleared snow to be stored down slope of all areas of disturbance and out of storm water treatment structures.
- A minimum 25 foot buffer shall be maintained from perimeter controls such as silt fence.
- In areas of disturbance that drain to a water body within 100 feet, two rows of silt fence must be installed along the contour.
- Drainage structures must be kept open and free of snow and ice dams.
- Silt fence and other practices requiring earth disturbance must be installed ahead of frozen ground.
- Mulch used for temporary stabilization must be applied at double the standard rate, or a minimum of 3 inches with an 80-90% cover.
- Disturbed areas that collect and retain runoff, such as house foundations or open utility trenches.
- Prior to stabilization, snow or ice must be removed to less than 1 inch thickness.
- Use stone to stabilize areas such as the perimeter of buildings under construction or where construction vehicle traffic is anticipated. Stone paths should be 10 to 20 feet wide to accommodate vehicular traffic.

10. Stabilize Soil at Final Grade

Purpose:

Stabilizing the site with seed and mulch or erosion control matting when it reaches final grade is the best way to prevent erosion while construction continues.

Requirements:

Within 48 hours of final grading, the exposed soil must be seeded and mulched or covered with erosion control matting.

How to comply:

Bring the site or sections of the site to final grade as soon as possible after construction is completed. This will reduce the need for additional sediment and erosion control measures and will reduce the total disturbed area. For seeding and mulching rates, follow the specifications under Rule 8, Stabilizing Exposed Soil.

11. Dewatering Activities

Purpose:

Treat water pumped from dewatering activities so that it is clear when leaving the construction site.

Requirements:

Water from dewatering activities that flows off of the construction site must be clear. Water must not be pumped into storm sewers, lakes, or wetlands unless the water is clear.

How to comply:

Using sock filters or sediment filter bags on dewatering discharge hoses or pipes, discharge water into silt fence enclosures installed in vegetated areas away from waterways. Remove accumulated sediment after the water has dispersed and stabilize the area with seed and mulch.

12. Inspect Your Site

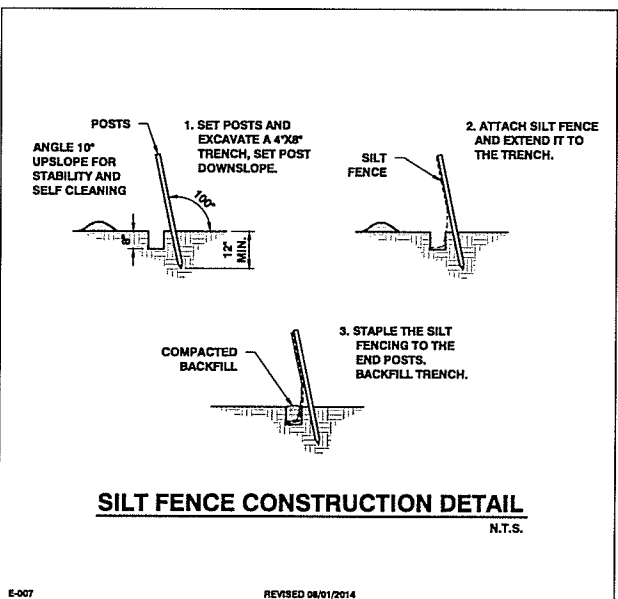
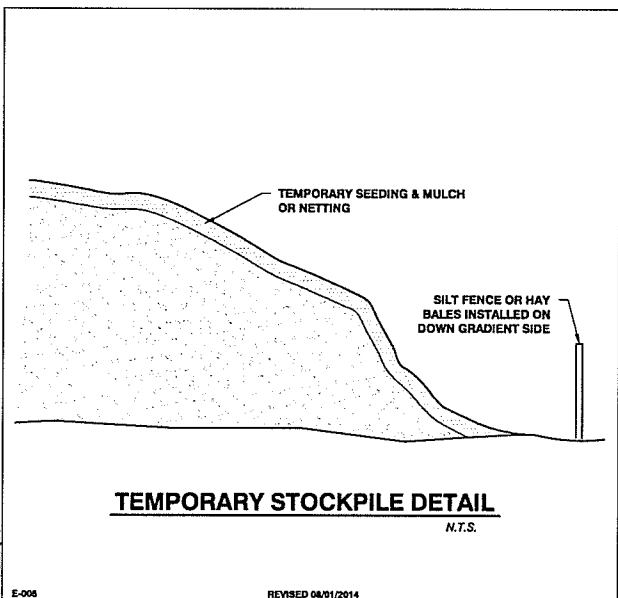
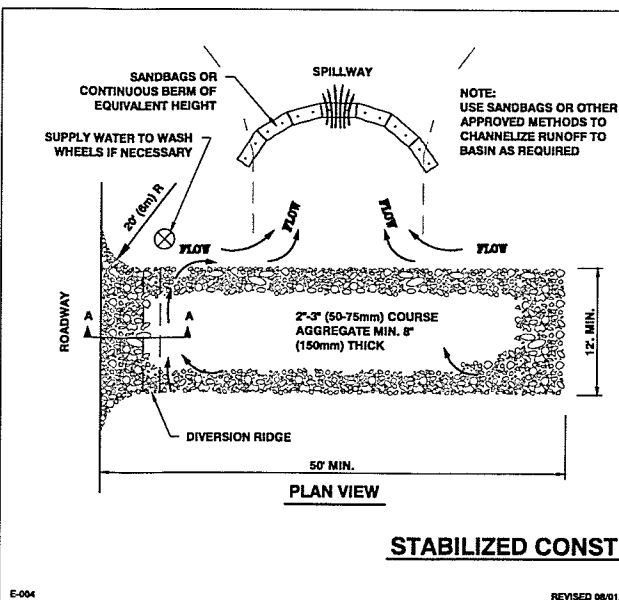
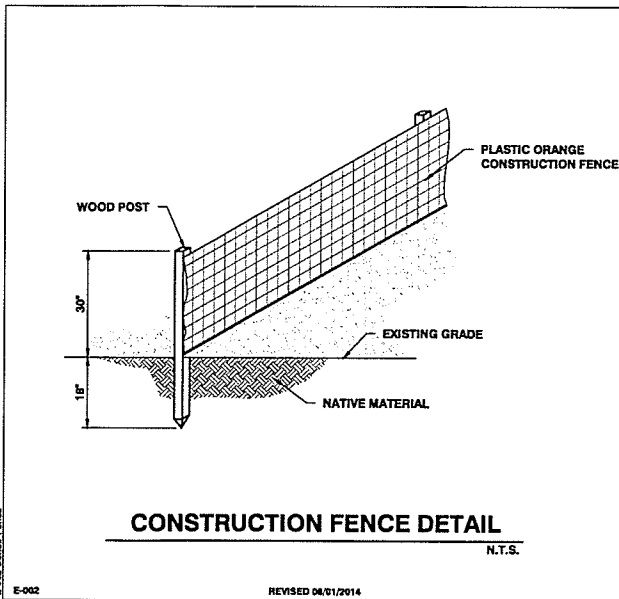
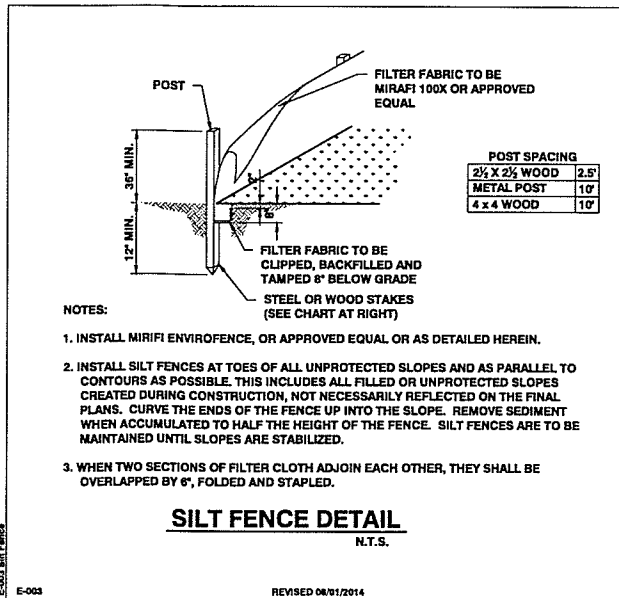
Purpose:

Perform site inspections to ensure that all sediment and erosion control practices are functioning properly. Regular inspections and maintenance of practices will help to reduce costs and protect water quality.

Requirements:

Inspect the site at least once every 7 days and after every rainfall or snow melt that results in a discharge from the site. Perform maintenance to ensure that practices are functioning according to the specifications outlined in this handbook.

In the event of a noticeable sediment discharge from the construction site, you must take immediate action to inspect and maintain existing erosion prevention and sediment control practices. Any visibly discolored storm water runoff to waters of the State must be reported. Forms for reporting discharges are available at: www.vtwaterquality.org/stormwater.htm



SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cae-vt.com

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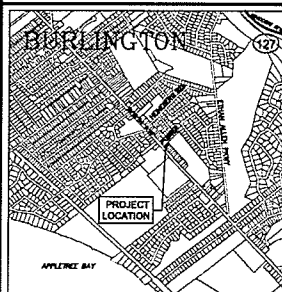
LIVING WELL

71 MAPLE STREET
BRISTOL, VERMONT
05443

PROJECT:

1200 NORTH AVE

BURLINGTON VERMONT



LOCATION MAP

1" = 200'

DATE

CHECKED

REVISION

EROSION CONTROL DETAILS & NOTES

DATE

09/16/2016

SCALE

1" = 20'

PROJ. NO.

14146

DRAWING NUMBER

C2.0

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PROJECT COORDINATION UPDATED 9/14/15**PART 1 – GENERAL****1.01 MEETINGS & PROJECT ACCESS**

- A. The Owner shall be notified five (5) days prior to commencement of Work by the Contractor.
- B. The Contractor will coordinate with the Owner to arrange an on-site pre-construction meeting prior to commencement of any work. Job superintendents and subcontractors shall be included in this meeting.
- C. The Contractor will coordinate all phases of the Work, so as not to interfere with the normal work procedures in the area.
- D. The Contractor shall conduct his work in such a manner as to not interfere with or endanger work or traffic in areas adjacent to the construction area, except as permitted by the Owner. The Contractor shall so arrange his construction operations as to provide access for emergency vehicles and equipment to the work site at all times.

1.02 LABOR

- A. The Contractor and subcontractors will employ mechanics skilled in their respective trades.
- B. All labor will be performed in a neat and workmanlike manner.

1.03 PROTECTION OF PERSONS AND PROPERTY

- A. The Contractor shall be responsible for initiating, maintaining, and supervising all O.S.H.A. safety precautions in connection with the Work.
- B. Fire Protection: The Contractor shall take all necessary precautions to prevent fires adjacent to the Work and shall provide adequate facilities for extinguishing fires. The Contractor shall also prevent fires in project related buildings and shall prevent the spread of fires to areas outside the limits of the Work.
- C. Safety Precautions: Prior to commencement of Work, the Contractor shall be familiar with all safety regulations and practices applicable with construction operations. No additional payments will be made for equipment and procedures necessitated by these safety precautions.

1.04 CORRECTION OF WORK

- A. The Contractor shall promptly correct all Work rejected by the Owner as defective or as failing to conform to the Contract Documents. The Contractor shall bear all cost of correcting such rejected Work.

1.05 WEATHER CONDITIONS

- A. No Work shall be done when, in the opinion of the Owner, the weather is unsuitable. No concrete, earth backfill, embankment, or paving shall be placed upon frozen material. If there is delay or interruption in the Work due to weather conditions, the necessary precautions must be taken to bond new Work to old.
- B. Protection Against Water and Storm: The Contractor shall take all precautions to prevent damage to the Work by storms or by water entering the site of the Work directly or through the ground. In case of damage by storm or water, the Contractor, at his own expense, shall make repairs or replacements or rebuild such parts of the Work as the Engineer may require in order that the finished work may be completed as required by the Drawings and Specifications.

1.06 DISPOSAL OF DEBRIS

- A. All debris and excess materials, other than that which is authorized to be reused, become the property of the Contractor and shall be promptly removed from the property. The Contractor shall receive title to all debris and/or excess material. The Owner will not be responsible for any loss or damage to debris or excess material owned by the Contractor.

1.07 PROJECT LAYOUT

- A. The Contractor shall be responsible for providing all necessary survey staking.
- Locate and protect control points before starting work on the site.
 - Preserve permanent reference points during progress of the Work.
 - Establish a minimum of two permanent benchmarks on the site, referenced to data established by survey control points.
 - Record locations, with horizontal and vertical data, on Project Record Documents.

- a. Record locations, with horizontal and vertical data, on Project Record Documents.

1.08 TESTING

- A. The Contractor is responsible for obtaining testing and inspection services.

SITE CLEARING**PART 1 – GENERAL****1.01 SUMMARY**

- A. Section includes:

- Remove surface debris.
- Clear site of plant life and grass.
- Remove trees and shrubs.
- Remove root system of trees and shrubs.

PART 2 – PRODUCTS

Not used.

PART 3 – EXECUTION**3.01 PROTECTION**

- A. Protect utilities that remain from damage.
- B. Protect trees, plant growth, and features designated to remain as final landscaping.
- C. Protect bench marks and existing structures from damage or displacement.
- D. Use means necessary to prevent dust becoming a nuisance to the public, to neighbors, and to other work being performed on or near the site.
- E. Maintain access to the site at all times.

3.02 CLEARING

- A. Clear areas required for access to site and execution of Work.
- B. Remove trees and shrubs within marked areas. Remove stumps, roots and top roots and other projections 1" or greater in diameter to 2'-0" below the excavated surfaces in cut areas and 2'-0" below the exposed subgrade in fill areas.

3.03 REMOVAL

- A. Remove debris, rock, and extracted plant life from site.
- B. The Contractor shall coordinate Work with the Engineer and Owner in establishing suitable areas within the property limits for depositing debris, rocks and extracted plant life. The Contractor shall be responsible for backfilling (copping) and grading all waste sites.

3.04 UTILITIES

- A. Coordinate with utility companies and agencies as required.

SITE EARTHWORK**PART 1 – GENERAL****1.01 SUMMARY**

- A. Section includes:

- All excavation (unless covered in other sections of these specifications), removal and stockpile of topsoil, stabilization fabric, and other miscellaneous and appurtenant works.
- Site filling.
- Roadway structural sections.

1.02 PROTECTION

- A. Protect bench marks and existing structures.
- B. Protect above or below grade utilities which are to remain.

1.03 SUBMITTALS

- A. Testing laboratory reports indicating that material for backfill meets requirements of this Section.
- B. Field density test reports of site fill in place.
- C. Field density test reports for roadway structural sections in place.
- D. Stabilization Fabric: Submit copies of manufacturer's specifications and installation instructions.

PART 2 – PRODUCTS**2.01 STRUCTURAL FILL – CRUSHED GRAVEL (AOT SPEC. 704.05, FINE)**

- A. All materials shall be secured from approved sources. This gravel shall consist of angular and round fragments of hard durable rock of uniform quality throughout, reasonably free from thin elongated pieces, soft or disintegrated stone, dirt, organic or other objectionable matter. This material shall meet the following grading requirements:

Sieve Designation	Percent by Weight Passing Square Mesh Sieve
2"	100
1 1/2"	90 – 100
No. 4	30 – 60
No. 100	0 – 12
No. 200	0 – 6

2.02 CRUSHED GRAVEL (AOT SPEC. 704.05, COARSE)

- A. This material shall meet the following grading requirements:

Sieve Designation	Percent by Weight Passing Square Mesh Sieve
4"	95 – 100
No. 4	25 – 50
No. 100	0 – 12
No. 200	0 – 6

At least 50% by mass (weight) of the material coarser than the No. 4 sieve shall have at least one fractured face.

2.03 COMPACTED FILL/GRANULAR BORROW

- A. This material shall be free of shale, clay, friable material, debris, and organic matter, graded in accordance with ANSI/ASTM C136 within the following limits:

Sieve Designation	Percent by Weight Passing Square Mesh Sieve
3"	100
3/4"	75 – 100
No. 4	20 – 100
No. 100	0 – 20
No. 200	0 – 6

2.04 DRAINAGE COURSE (AOT SPEC. 704.16)

- A. Rock for drainage applications shall be produced from natural gravels or crushed quarried rock and shall consist of clean, hard, sound, and durable material. It shall be obtained from approved sources and shall meet the following grading

requirements:

Sieve Designation	Percent by Weight Passing Square Mesh Sieve
1"	100
3/4"	90 – 100
3/8"	20 – 55
No. 4	0 – 10
No. 8	0 – 10

2.5. DENSE GRADED CRUSHED STONE

- A. Dense Graded Crushed Stone should consist of a well graded crushed run stone and should meet the requirements for Vermont AOT Standard Specifications Item 704.06 Dense Graded Crushed Stone for Subbase and the gradation requirements shown in Table 704.06A of the Vermont AOT Standard Specifications.

Sieve Designation	Percent Finer by Weight
3/8"	100
5"	90 – 100
2"	75 – 100
1"	50 – 80
1/2"	30 – 60
No. 4	15 – 40
No. 200	0 – 6

2.1. RECYCLED ASPHALT PAVEMENT (RAP) 1 1/2" MINUS CRUSHED ASPHALT

- A. This material shall be free of Portland Cement and approved by the engineer prior to installation. This material shall not be mixed with gravel and shall meet the following grading requirements:

Sieve Designation	Percent by Weight Passing Square Mesh Sieve
2"	100
1 1/2"	90 – 100
No. 4	30 – 60
No. 100	0 – 12
No. 200	0 – 6

2.07 GEOTEXTILE

- A. Subsurface Drainage Geotextile: Nonwoven needle-punched geotextile, manufactured for subsurface drainage applications, made from polyolefins or polyesters; with elongation greater than 50 percent; complying with AASHTO M 288 and the following, measured per test methods referenced:

- Survivability: Class 3; AASHTO M 288.
- Grab Tensile Strength: 157 lbf; ASTM D 4632.
- Sewn Seam Strength: 142 lbf; ASTM D 4632.
- Tear Strength: 56 lbf; ASTM D 4533.
- Puncture Strength: 56 lbf; ASTM D 4833.
- Apparent Opening Size: No. 70 sieve, maximum; ASTM D 4751.
- Permittivity: 0.5 per second, minimum; ASTM D 4491.
- UV Stability: 50 percent after 500 hours' exposure; ASTM D 4355.

- B. Separation Geotextile: Woven geotextile fabric, manufactured for separation applications, made from polyolefins or polyesters; with elongation less than 50 percent; complying with AASHTO M 288 and the following, measured per test methods referenced:

- Survivability: Class 3; AASHTO M 288.
- Grab Tensile Strength: 200 lbf; ASTM D 4632.
- Sewn Seam Strength: 222 lbf; ASTM D 4632.
- Tear Strength: 75 lbf; ASTM D 4533.
- Puncture Strength: 90 lbf; ASTM D 4833.
- Apparent Opening Size: No. 60 sieve, maximum; ASTM D 4751.
- Permittivity: 0.02 per second, minimum; ASTM D 4491.
- UV Stability: 50 percent after 500 hours' exposure; ASTM D 4355.
- Weight: 4.0 oz/yd² minimum.

PART 3 – EXECUTION**3.01 PREPARATION**

- A. Identify required lines, levels, contours, and datum.
- B. Identify known below grade utilities. Stake and flag locations.
- C. Maintain and protect existing utilities remaining which pass through work area.
- D. Upon discovery of unknown utility or concealed conditions, discontinue affected work; notify Engineer.

3.02 EROSION CONTROL

- A. Erosion control must be installed prior to beginning any earthwork operations.

3.03 TOPSOIL EXCAVATION

- A. Excavate topsoil from areas to be excavated, re-landscaped or regraded and stockpile in areas designated on site or as directed by the Engineer.
- B. Maintain the stockpile in a manner which will not obstruct the natural flow of drainage.

- Maintain stockpile free from debris and trash.

2. Keep the topsoil damp to prevent dust and drying out.**3.04 SUBSOIL EXCAVATION**

- A. Excavate subsoil from areas to be regraded in accordance with plans.
- B. Excavate subsoil required to accommodate site structures, construction operations, roads, and parking areas.
- C. Grade top perimeter of excavation to prevent surface water from draining into excavation.
- D. Notify engineer of unexpected subsurface conditions and discontinue affected work in area until notified to resume work.
- E. Correct areas over-excavated by error as directed by the Engineer.

3.05 DITCHES

- A. Cut accurately to the cross-sections, grades, and elevations shown.
- B. Maintain excavations free from detrimental quantities of leaves, sticks, trash, and other debris until completion of the work.
- C. Dispose of excavated materials as shown on the drawings or directed by the Engineer; except do not, in any case, deposit materials less than three feet from the edge of a ditch.

3.06 ROADWAY EMBANKMENTS AND BERMS

- A. When embankments are to be made on a hillside, the slope of the original ground on which the embankments are to be constructed shall be stepped and properly drained as the fill is constructed so that adverse movements of the slopes do not occur.
- B. Any excavated rock, ledge, boulders, and stone, except where required in the construction of other items or otherwise directed, shall be used in the construction of embankments to the extent of the project requirements and generally shall be placed so as to form the base of an embankment.
- C. Frozen material shall not be used in the construction of embankments, nor shall the embankments or successive layers of the embankments be placed upon frozen material. Placement of material other than rock shall stop when the sustained air temperature, below 32 degrees Fahrenheit, prohibits the obtaining of the required compaction. If the material is otherwise acceptable, it shall be stockpiled and reserved for future use when its condition is acceptable for use in embankments.
- D. When an embankment is to be constructed across a swamp, muck, or areas of unstable soils, the unsuitable material shall be excavated to reach soils of adequate bearing capacity and the embankment begun. Alternative methods, such as use of a stabilization fabric in place of excavation and backfill, may be utilized only after approval of same by the Engineer.
- E. Material being placed in embankments shall be placed in horizontal layers of uniform thickness across the full width of the embankment. Stumps, trees, rubbish, and other unsuitable material shall not be placed in embankments.
- F. Embankment areas shall be placed in eight-inch maximum lifts. Effective spreading equipment shall be used on each layer to obtain uniform thickness prior to compaction. Each layer shall be kept crowned to shed water to the outside edge of embankment and continuous leveling and manipulating will be required to assure uniform density. The entire area of each layer shall be uniformly compacted to at least the required minimum density by use of compaction equipment consisting of rollers, compactors, or a combination thereof. Earth-moving and other equipment not specifically manufactured for compaction purposes will not be considered as compaction equipment.
- G. All fill material shall be compacted at a moisture content suitable for obtaining the required density. In no case shall the moisture content in each layer under construction be more than three percent above the optimum moisture content and shall be less than that quantity that will cause the embankment to become unstable during compaction. Sponginess, shoving, or other displacement under heavy equipment shall be considered evidence for an engineering determination of lack of stability under this requirement, and further placement of material in the area affected shall be stopped or retarded to allow the material to stabilize.
- H. When the moisture content of the material in the layer under construction is less than the amount necessary to obtain satisfactory compaction by mechanical compaction methods, water shall be added by pressure distributors or other approved equipment. Water may also be added in excavation or borrow pits. The water shall be uniformly and thoroughly incorporated into the soil by disc, harrowing, blading, or by other approved methods. This manipulation may be omitted for sands and gravel. When the moisture content of the material is in excess of three percent above optimum moisture content, dry material shall be thoroughly incorporated into the wet material, or the wet material shall be aerated by disk, harrowing, blading, rotary mixing, or by other approved methods; or compaction of the layer of wet material shall be deferred until the layer has dried to the required moisture content by evaporation.

- I. When the moisture content of the material in the layer under construction is less than the amount necessary to obtain satisfactory compaction by mechanical compaction methods, water shall be added by pressure distributors or other approved equipment. Water may also be added in excavation or borrow pits. The water shall be uniformly and thoroughly incorporated into the soil by disc, harrowing, blading, or by other approved methods. This manipulation may be omitted for sands and gravel. When the moisture content of the material is in excess of three percent above optimum moisture content, dry material shall be thoroughly incorporated into the wet material, or the wet material shall be aerated by disk, harrowing, blading, rotary mixing, or by other approved methods; or compaction of the layer of wet material shall be deferred until the layer has dried to the required moisture content by evaporation.

3.07 COMPACTION REQUIREMENTS

- A. All backfills and fills shall be compacted in even lifts (12" maximum) to attain the required densities as follows:

Location	Modified Proctor ASTM D-1557
Subgrade (8") and Gravel for Roads and Parking Lots	95%
General Embankments	90%

CURBS AND WALKS**PART 1 – GENERAL****1.01 SUMMARY**

- A. Section includes:
- Concrete Curbs
 - Concrete Sidewalks

PART 2 – PRODUCTS**2.01 CONCRETE**

- A. The concrete shall have a minimum compressive strength of 4,000 psi at 28 days and shall conform to the requirements of Cast-in-Place Concrete.

2.02 ADMIXTURES

- A. Air-entraining admixture shall meet or exceed ASTM C260. Air content shall range from minimum of 5% to 7%.

2.03 EXPANSION JOINT MATERIAL

- A. Expansion joint material shall be premolded bituminous filler conforming to ASTM D994.

PART 3 – EXECUTION**3.01 CONCRETE CURBS**

- A. Excavation shall be made to the required depth and the base material upon which the curb is to be set shall be compacted to a firm, even surface. All soft and unsuitable material shall be removed and replaced with suitable material which shall be thoroughly compacted.
- B. Installation: The curb shall be set so that the front top line is in close conformity to the line and grade required. All space under the curbing shall be filled and thoroughly tamped with material meeting the requirements of the material for the bed course.
- C. Concrete Mixing and Placing: Compaction of concrete placed in the forms shall be by spading or other approved methods. Forms shall be left in place for 24 hours or until the concrete has set sufficiently so that they can be removed without injury to the curbing. Upon removal of the forms, the curb shall be immediately rubbed down to a smooth and uniform surface but no plastering will be permitted. For this work, competent and skillful finishers shall be employed.

- D. Sections: Curbing shall be constructed in sections having a uniform length of ten feet, unless otherwise ordered. Sections shall be separated by open joints 1/8 inch wide except at expansion joints.

- E. Expansion Joints: Expansion joints shall be formed at the intervals shown on the plans using a pre-formed expansion joint filler having a thickness of 1/4 inch cut to conform to the cross-section of the curb. They shall be constructed at 20 foot intervals or as directed by the Engineer. When the curb is constructed adjacent to or on concrete pavement, expansion joints shall be located apposite or at expansion joints in the pavement.

- F. Backfilling: After the concrete has set sufficiently, the spaces in front and back of the curb shall be filled to the required elevation with layers of not more than six inches of the same material as the bedding and thoroughly tamped.

- G. The Contractor shall protect the curb and keep it in alignment until the completion of the contract. Each curb which is damaged at any time previous to final acceptance of the work shall be removed and replaced with satisfactory curb at the Contractor's expense.

- H. Anti-spalling compound: When the initial curbing period is over (approximately 28 days after placement), all exposed surfaces shall receive two (2) coats of anti-spalling compound. The surfaces shall be cleaned, and then the compound shall be applied; the first coat at a rate of .025 gallons per square yard, and the second at a rate of .015 gallons per square yard. Anti-spalling compound shall only be applied when the air temperature is above 50 degrees Fahrenheit.

3.02 GRANITE CURBING

- A. Sloped granite curbing shall be hard, durable, reasonably uniform in appearance and free from weakening seams. Surfaces shall be as follows:

- Top: 6" wide, sawn true plane.
- Front Face: Smooth quarry split, right angle top (No drill holes showing in top 10").
- Back Face Exposed: Plane parallel with front face, straight split to 1 1/2" below surface.
- End Face Exposed: Square planes on top and face.
- Joints Exposed: Maximum 1" and pointed with mortar. Exposed faces shall be finished with a jointer. Remove all excess mortar from exposed faces.
- Length: Minimum length 3'.

- Provide curved curbing to conform to radii indicated on the Contract Plans.

3.03 CONCRETE SIDEWALKS

- A. Excavation and Foundation: Excavation shall be made to the required depth and to a width that will permit placing of bed course material and the installation and bracing of the forms. Bed course material shall be placed to the depth and section shown on the plans. When the layer required exceeds six inches, two layers of approximately equal depth shall be placed and each layer thoroughly compacted so that it is hard and unyielding. The wetting of bed course material may be required to obtain the compaction.

- B. Finishing: The surface shall be finished with a wooden float. No plastering will be permitted. The edges shall be rounded with an edger having a radius of 1/4 inch. The surface of

SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cae-vt.com

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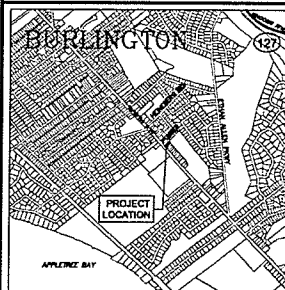
LIVING WELL

**71 MAPLE STREET
BRISTOL, VERMONT
05443**

PROJECT:

1200 NORTH AVE

BURLINGTON VERMONT



LOCATION MAP

1" = 200'

DATE	CHECKED	REVISION

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09/16/2016

SCALE
1" = 20'

PROJ. NO.
14146

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C3.0

DEPARTMENT OF
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the sidewalk, after the floating and screeding process is completed, shall be finished with a broom of a type approved by the Engineer, drawn over the surface parallel to the transverse joints. Special texturing on sidewalk ramps shall be installed in accordance with construction plan details.

- C. Joints: Unless otherwise indicated on the plans or directed by the Engineer, expansion joints shall not be used in the sidewalk. Expansion joints shall be formed around all obstructions extending into and through the sidewalk. Pre-formed joint filler 1/4 inch thick shall be installed in these joints. Expansion joint filler of the thickness indicated shall be installed between concrete sidewalks and any fixed structure such as a building or bridge. This expansion joint material shall extend for the full depth of the walk. Between the expansion joints, the sidewalk shall be divided at intervals of 5 feet by dummy joints formed by sawcutting or other acceptable means as directed to provide grooves approximately 1/16 inch wide and at least 1/3 of the depth.

When the sidewalk is constructed next to a concrete curb expansion, joint material shall be placed between sidewalk and curb for the depth of the sidewalk.

- D. Curing: During the curing period all traffic, both pedestrian and vehicular, shall be excluded. Vehicular traffic shall be excluded for such additional time as the Engineer may direct.
- E. Backfilling: Before the concrete has been opened to traffic, the space on each side of the sidewalk shall be backfilled to the required elevation with suitable material, firmly compacted and neatly graded.

LANDSCAPE GRADING

PART 1 - GENERAL

1.01 SUMMARY

A. Section includes:

1. Finish grading; bring rough grade in areas to design elevations as shown on the drawings.
2. Topsoil: Work shall consist of furnishing, placing and shaping topsoil, or placing, spreading, and shaping topsoil form stockpiles or stripped areas.

PART 2 - PRODUCTS

2.01 TOPSOIL

- A. Topsoil shall be loose, friable, reasonably free of admixtures of subsoil, free from refuse, stumps, roots, brush, weeds, rocks, and stones 1 1/4 inch in overall dimensions. The topsoil shall also be free from any material that will prevent the formation of a suitable seedbed or prevent seed germination and plant growth. It shall contain not less than three (3) nor more than twenty (20) percent organic matter. Any material which has become mixed with undue amounts of subsoil during any operation at the source or during placing or spreading will be rejected and shall be replaced by the Contractor with acceptable material.

PART 3 - EXECUTION

3.01 SUBGRADE PREPARATION

- A. Clean subgrade of all stumps, stones, roots, trash or other materials which might hinder proper tillage or spreading.
- B. All surfaces on which topsoil is to be placed shall be graded to a reasonably true surface and scarified by raking, discing or other approved means to a minimum depth of two inches before placing topsoil.

3.03 PLACING TOPSOIL

- A. Minimum final depth of topsoil shall be 4 inches.
- B. Place topsoil when seeding operations can closely follow spreading operations. Use topsoil in relatively dry state.
- C. Topsoil shall be spread and shaped to the lines and grades shown on the plans, or as directed by the Engineer. The depth stated in the contract to which the topsoil is to be placed is that required after final rolling of the material has taken place. All stones, roots and debris over 1 1/4 inch in diameter along with any sodding weeds and other undesirable material shall be removed.
- D. After shaping and grading, all trucks and other equipment shall be excluded from the topsoiled area to prevent excessive compaction. The Contractor shall perform such work as required to provide a friable surface for seed germination and plant growth prior to seeding.
- E. It shall be the Contractor's responsibility to restore to the line, grade and surface all eroded areas with approved material and to keep topsoiled areas in acceptable condition until the completion of the work.

SEEDING

PART 1 - GENERAL

1.1 Section Includes:

A. Seeding.

1. Furnish all labor, materials and equipment to complete all seeding work as shown on the drawings and specified herein.
2. Except where otherwise shown or specified, the Contractor shall seed all areas where new contours are shown on the drawings and all areas where existing ground cover has been disturbed by the Contractor's operations.

1.2 SUBMITTALS

- A. Product Data: For each type of product indicated.

1.3 PROJECT CONDITIONS

Planting Restrictions: Seeding and initial fertilizing shall be done between May 1st and September 15th unless otherwise authorized. Seeding shall not be done during windy weather or when the ground is frozen, excessively wet, or otherwise untillable. If seeding is done during July or August, additional

mulch material may be required. Coordinate planting periods with initial maintenance periods to provide required maintenance from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 SEED

A. Conservation Seed Mix:

Kind of Seed	Minimum Purity	Minimum Germination	Lbs./Acre
Creeping Red Fescue	98%	85%	22.5
Tall Fescue	95%	95%	22.5
Red Top	95%	90%	5
Birdsfoot Trefoil	95%	85%	3
Annual Ryegrass	95%	85%	3
TOTAL =			60

2.2 INORGANIC SOIL AMENDMENTS

- A. Lime: ASTM C 602, agricultural limestone containing a minimum of 85 percent calcium carbonate equivalent and as follows:

1. Class: T, with a minimum of 99 percent passing through No. 8 sieve and a minimum of 75 percent passing through No. 60 sieve.

2.3 FERTILIZER

- A. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium.
- B. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium.

2.4 MULCHES

- A. Mulch: Provide air-dry, clean, mildew- and seed-free, hay or threshed straw of wheat, rye, oats, or barley.
- B. Compost Mulch: Well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble soil content of 2 to 5 decigrams/gm; not exceeding 0.5 percent inert contaminants and free of substances toxic to plantings; and as follows:
1. Organic Matter Content: 50 to 60 percent of dry weight.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Protect structures, utilities, sidewalks, pavements, and other facilities, trees, shrubs, and plantings from damage caused by planting operations.
1. Protect adjacent and adjoining areas from hydroseeding and hydromulching overspray.
 2. Protect grade stakes set by others until directed to remove them.
- B. Provide erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
- C. Newly Graded Subgrades: Loosen subgrade to a minimum depth of 4 inches. Remove stones larger than 2 inches in any dimension and sticks, roots, rubbish, and other extraneous matter.
1. Apply fertilizer directly to subgrade before loosening.
 - a. Delay mixing fertilizer with planting soil if planting will not proceed within a few days.
 - b. Mix lime with dry soil before mixing fertilizer.
- D. Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Grade to within plus or minus 1 inch of finish elevation. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit finish grading to areas that can be planted in the immediate future.
- E. Moisten prepared areas before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
- F. Before planting, restore areas if eroded or otherwise disturbed after finish grading.

3.2 APPLICATION RATES

- A. When a soil test is not available, the following minimum amounts should be applied:
1. Agricultural limestone: 2 tons/acre.
 2. Nitrogen (N): 50 lbs./acre.
 3. Phosphate: 100 lbs./acre.
 4. Potash: 100 lbs./acre.
 - a. This is the equivalent of 500 lbs./acre of 10-20-20 fertilizer or 1,000 lbs./acre of 5-10-10.
 5. Hay mulch: 2 tons/acre.

3.3 SEEDING

- A. Sow seed with spreader or seeding machine. Do not broadcast or drop seed when wind velocity exceeds 5 mph. Evenly distribute seed by sowing equal quantities in two directions at right angles to each other.
1. Do not use wet seed or seed that is moldy or otherwise damaged.
 2. Do not seed against existing trees. Limit extent of seed to outside edge of planting saucer.
- B. Rake seed lightly into top 1/8 inch of soil, roll lightly, and water with fine spray.
- C. Protect seeded areas with slopes exceeding 1:3 with

erosion-control blankets installed and stapled according to manufacturer's written instructions.

- D. Protect seeded areas from hot, dry weather or drying winds by applying mulch within 24 hours after completing seeding operations. Soak areas, scatter mulch uniformly to a depth of 3/16 inch, and roll surface smooth.

3.4 HYDROSEEDING

- A. Hydroseeding: Mix specified seed, fertilizer, and fiber mulch in water, using equipment specifically designed for hydroseed application. Continue mixing until uniformly blended into homogeneous slurry suitable for hydraulic application.
1. Mix slurry with fiber-mulch manufacturer's recommended tackifier.
 2. Apply slurry uniformly to all areas to be seeded in a one-step process. Apply slurry at a rate so that mulch component is deposited at not less than 1500-lb/acre dry weight, and seed component is deposited at not less than the specified seed-sowing rate.

3.5 MAINTENANCE

- A. Maintain and establish seeding by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth lawn. Provide materials and installation the same as those used in the original installation.
1. In areas where mulch has been disturbed by wind or maintenance operations, add new mulch and anchor as required to prevent displacement.
 2. Begin maintenance immediately after each area is planted and continue until acceptable lawn is established, but for not less than the following periods:
 - a. Seeded Areas: 90 days from date of Substantial Completion.
 - b. When initial maintenance period has not elapsed before end of planting season, or if seeding is not fully established, continue maintenance during next planting season.

3.6 SATISFACTORY CONDITIONS

- A. Installations shall meet the following criteria as determined by Engineer/Owner:
1. Satisfactory Seeded Area: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. and bare spots not exceeding 5 by 5 inches.

- B. Use specified materials to reestablish area that do not comply with requirements and continue maintenance until areas are satisfactory.

3.7 CLEANUP AND PROTECTION

- A. Promptly remove soil and debris, created by work. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.
- B. Erect temporary fencing or barricades and warning signs as required to protect newly planted areas from traffic. Maintain fencing and barricades throughout initial maintenance period and remove after lawn is established.
- C. Remove nondegradable erosion-control measures after grass establishment period.

SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 HANFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.ces-vt.com

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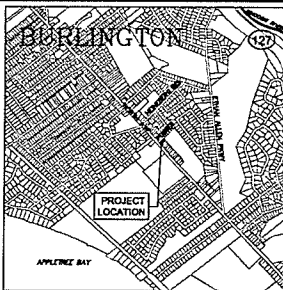
LIVING WELL

71 MAPLE STREET
BRISTOL, VERMONT
05443

PROJECT:

1200 NORTH AVE

BURLINGTON VERMONT



LOCATION MAP

1" = 200'

DATE	CHECKED	REVISION

SPECIFICATIONS

DATE
09/16/2016

SCALE
1" = 20'

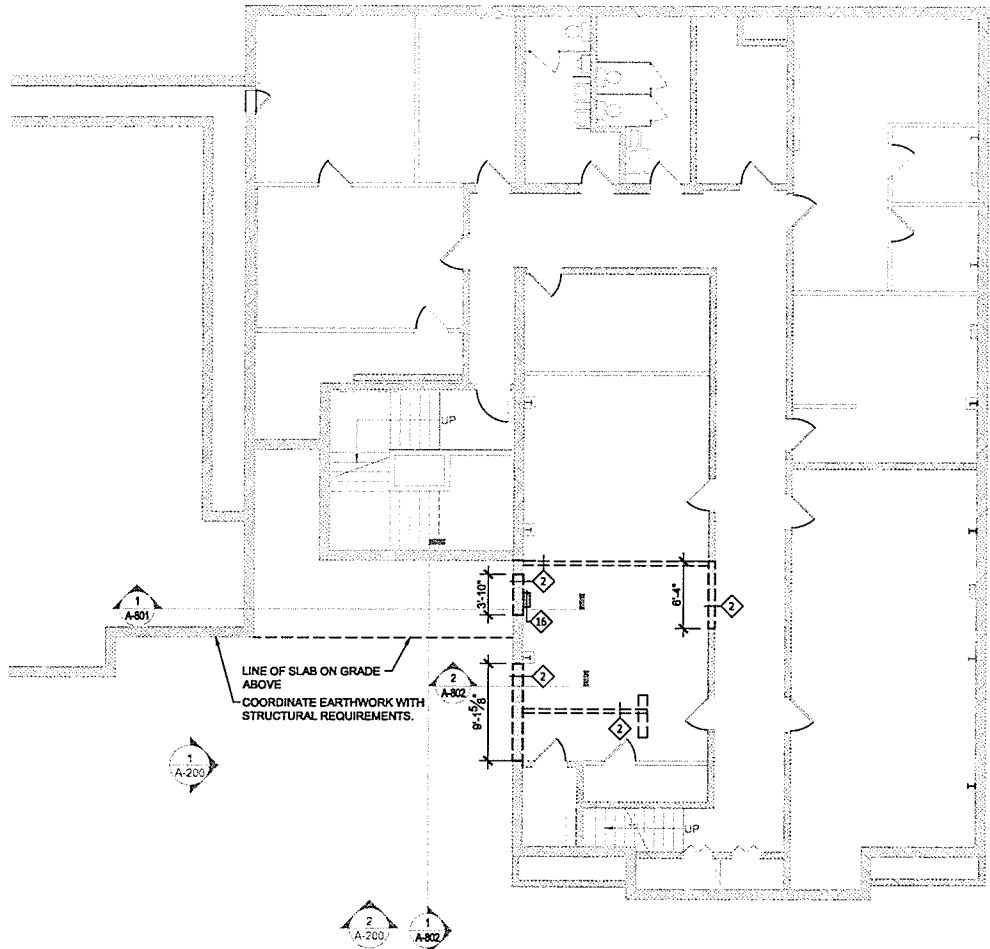
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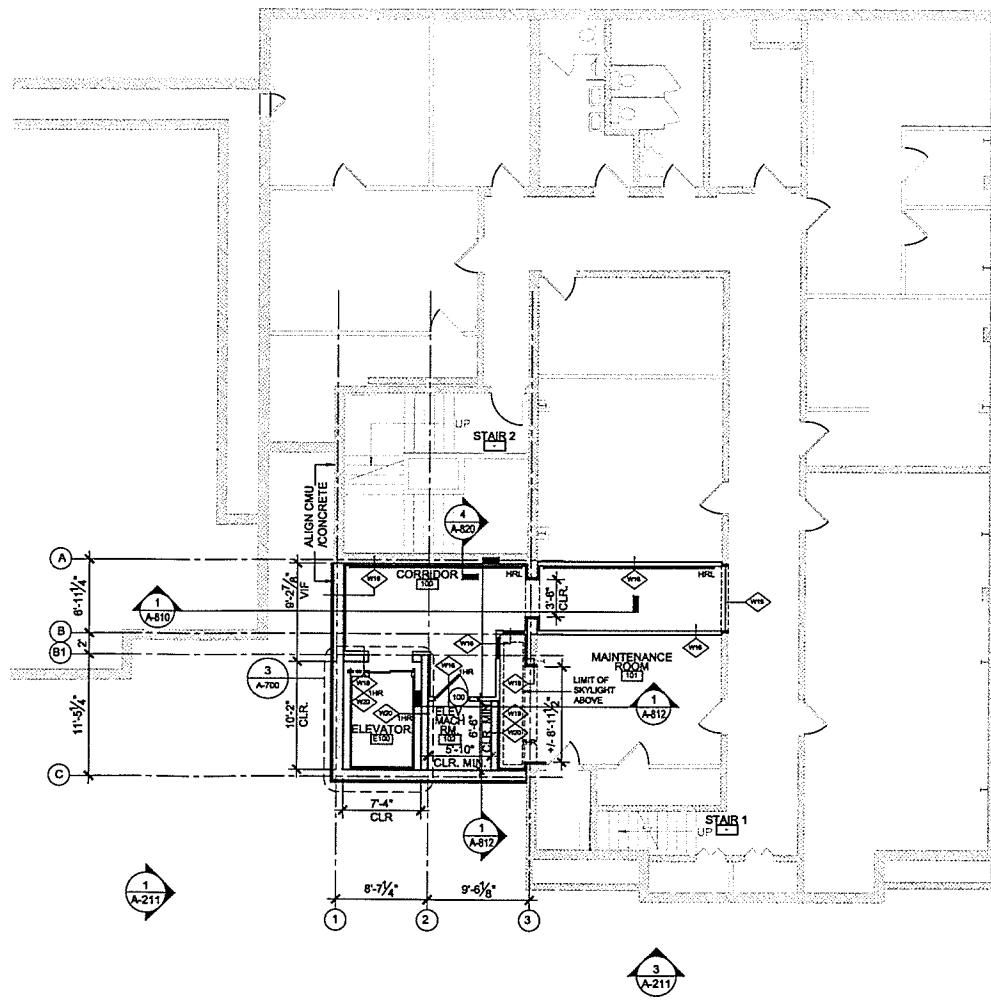
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1 BASEMENT LEVEL
A100 DEMOLITION PLAN

REF: NA
1/8"=1'-0"



2 BASEMENT LEVEL
A100 NEW PLAN

REF: NA
1/8"=1'-0"

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18. REMOVE EXISTING PORCH ROOF & POSTS.

ISSUED FOR PLANNING
AND ZONING APPLICATION
OCTOBER 06, 2016

Client	
Living Well Group Burlington, VT	
Architect	
MACKENZIE ARCHITECTS P.C. 102 Battery Street, Burlington, Vermont 05401 802.482.7272 www.mackenziearchitects.com	
Consultant	
Project North	Seal
Project Name	
ETHAN ALLEN HOME RENOVATIONS AND ADDITION PHASE 1	
BURLINGTON	VT
Sheet Title	
BASEMENT LEVEL DEMO AND CONSTRUCTION PLANS	
Date	Drawn By
Scale	Checked By
Consultant Project Number	
MAPC Project Number	
14054	
A-100	

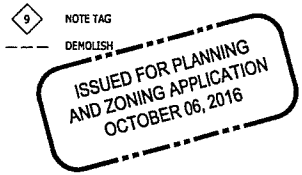
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LEGEND



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Living Well Group
Burlington, VT

Architect
MACKENZIE ARCHITECTS P.C.
102 Battery Street, Burlington, Vermont 05401 802.485.7171 www.mackenziearchitects.com

Consultant

Project North
Seal

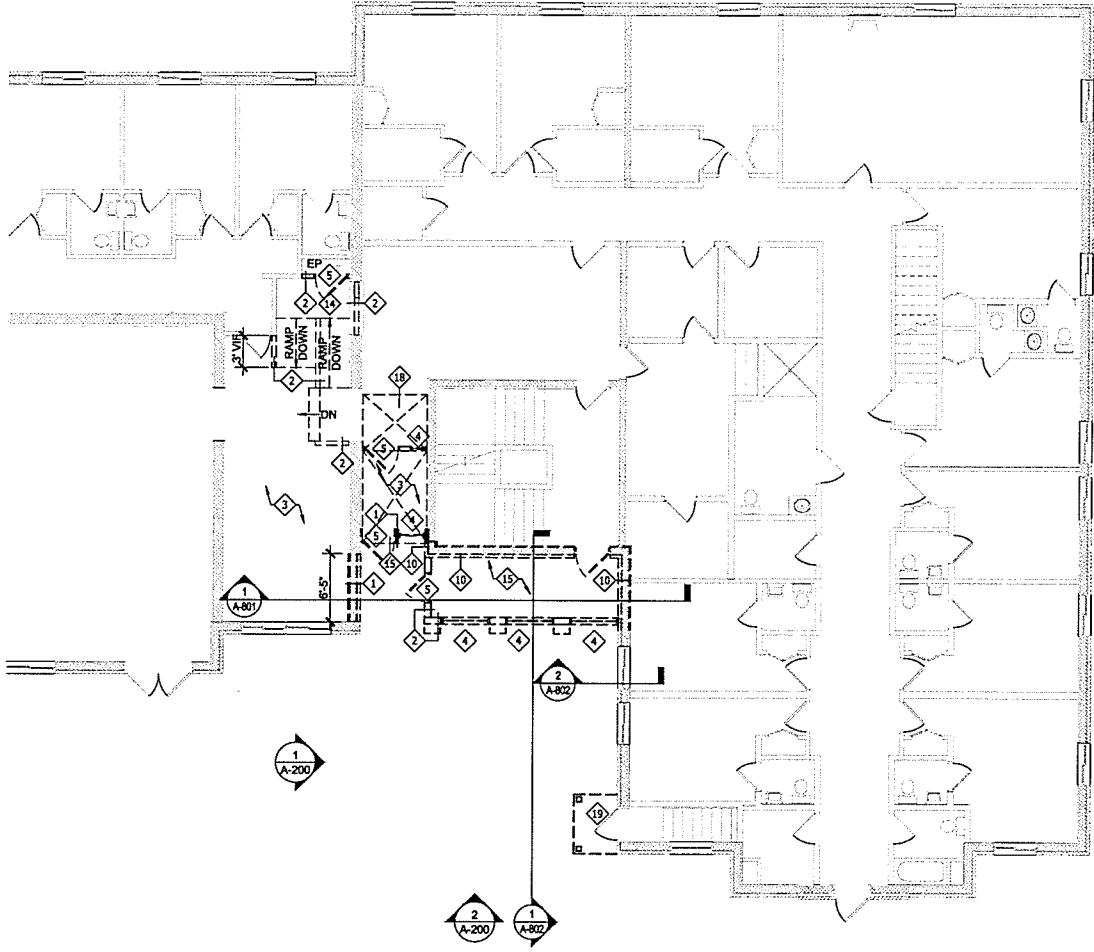
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ETHAN ALLEN HOME RENOVATIONS AND ADDITION PHASE 1

BURLINGTON VT

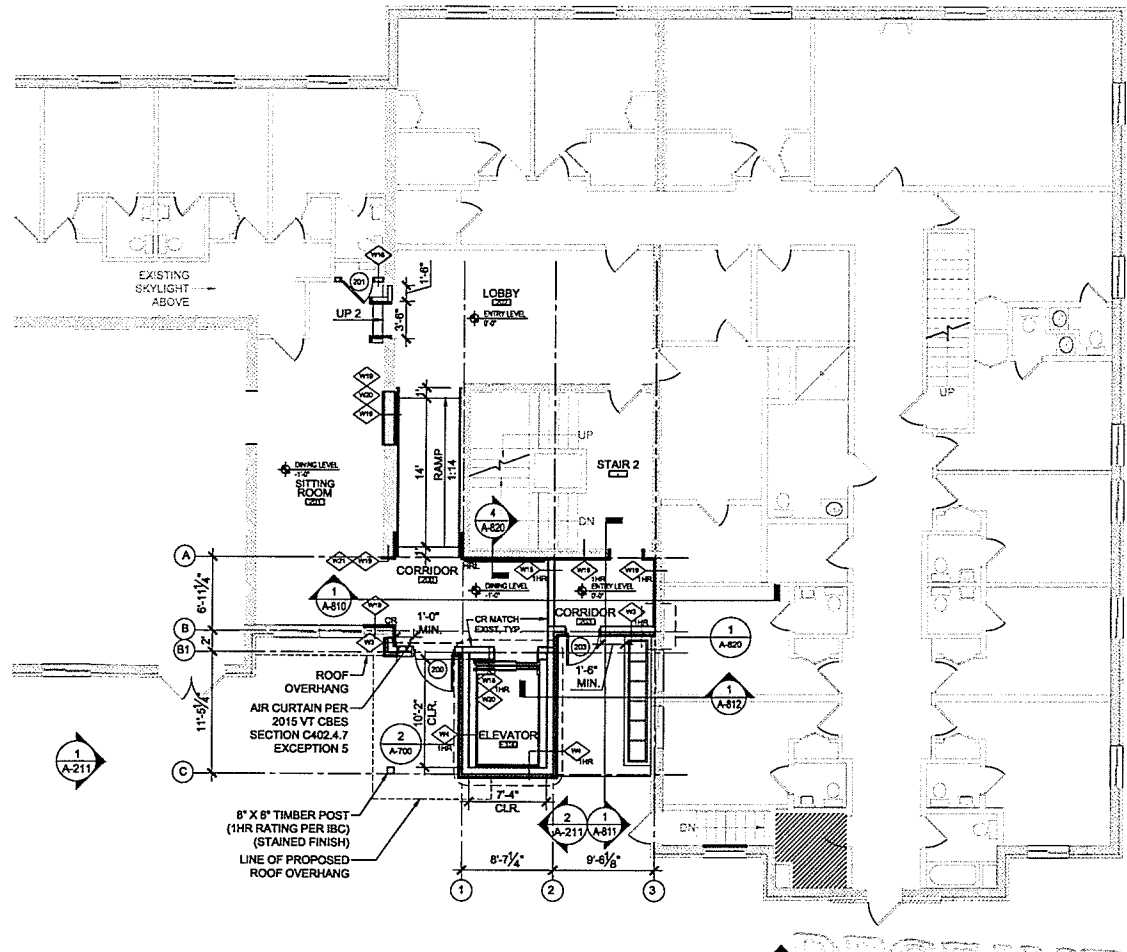
Sheet Title
GROUND LEVEL DEMO AND CONSTRUCTION PLANS

Date	Drawn By DMD	Sheet Number
Scale 1/8" = 1'-0"	Checked By SPM	
Consultant Project Number		
MAPC Project Number 14054		

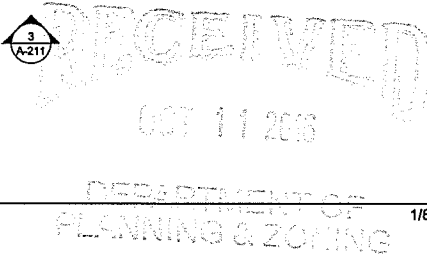
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1 GROUND LEVEL DEMOLITION PLAN NA 1/8"=1'-0"



2 GROUND LEVEL NEW PLAN NA 1/8"=1'-0"



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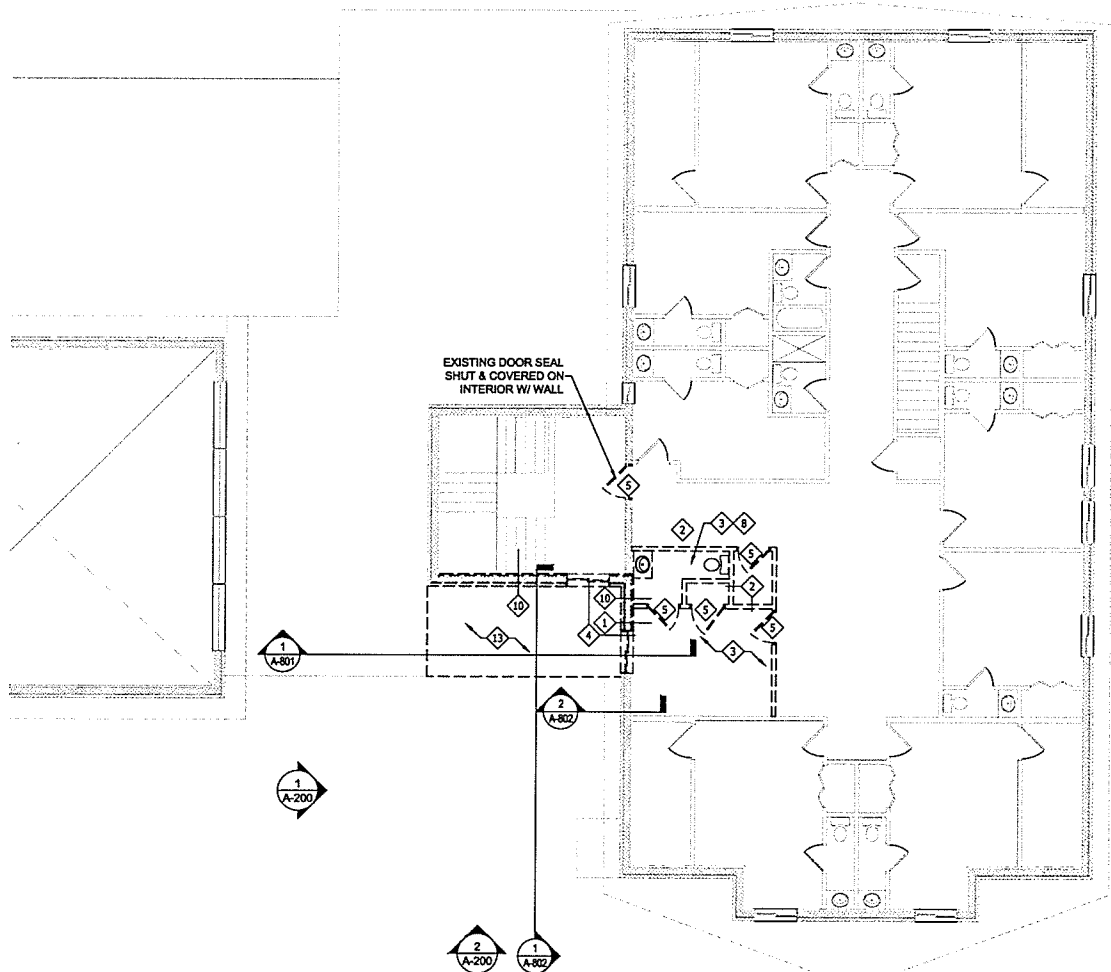
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LEGEND

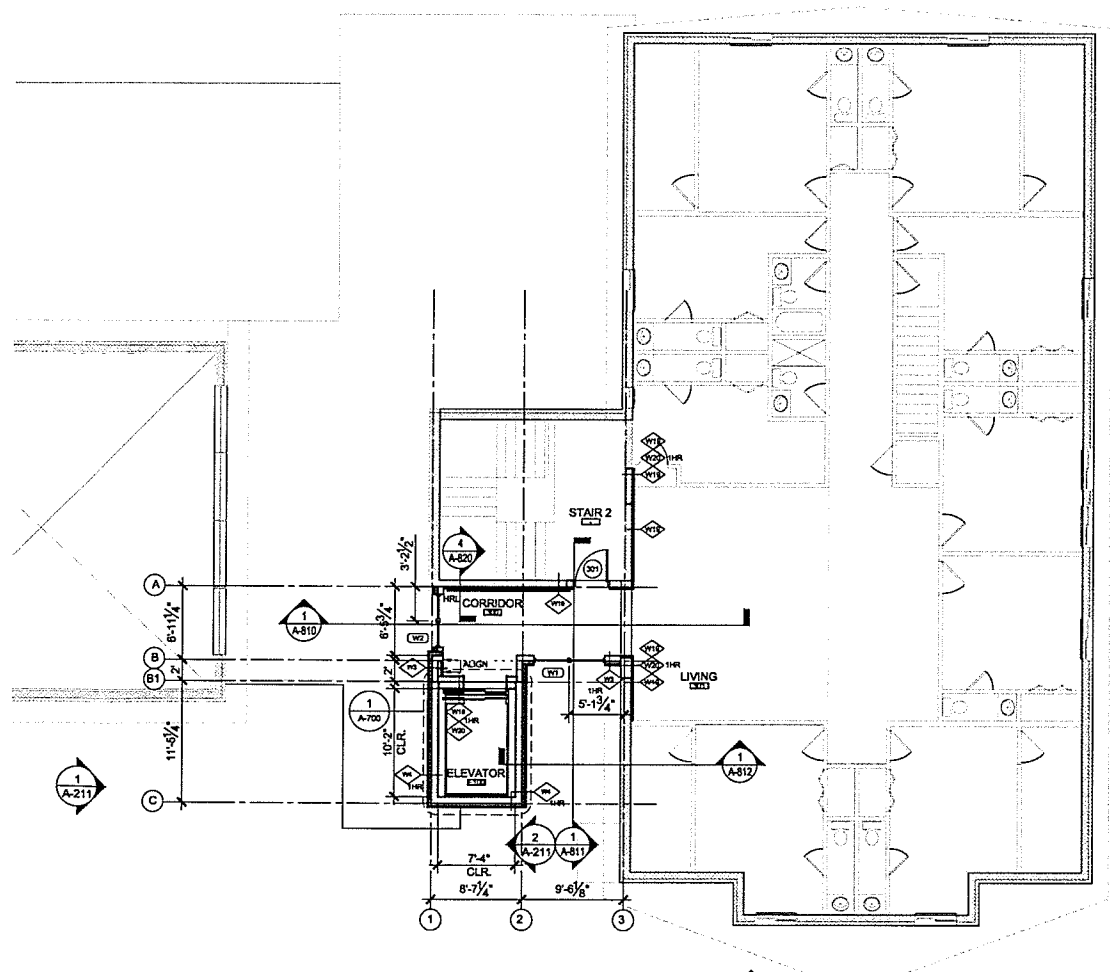
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- DEMOLISH

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OCTOBER 06, 2016

Client		
Living Well Group Burlington, VT		
Architect		
MACKENZIE ARCHITECTS P.C. 102 Bailey Street, Burlington, Vermont 05401-652-852-7377 (V) www.mackenziearchitects.com		
Consultant		
Project North	Seal	
Project Name		
ETHAN ALLEN HOME RENOVATIONS AND ADDITION PHASE 1		
BURLINGTON VT		
Sheet Title		
SECOND LEVEL DEMO AND CONSTRUCTION PLANS		
Date	Drawn By	Sheet Number
Scale	Checked By	A-102
Consultant Project Number		
MAPC Project Number 14054		



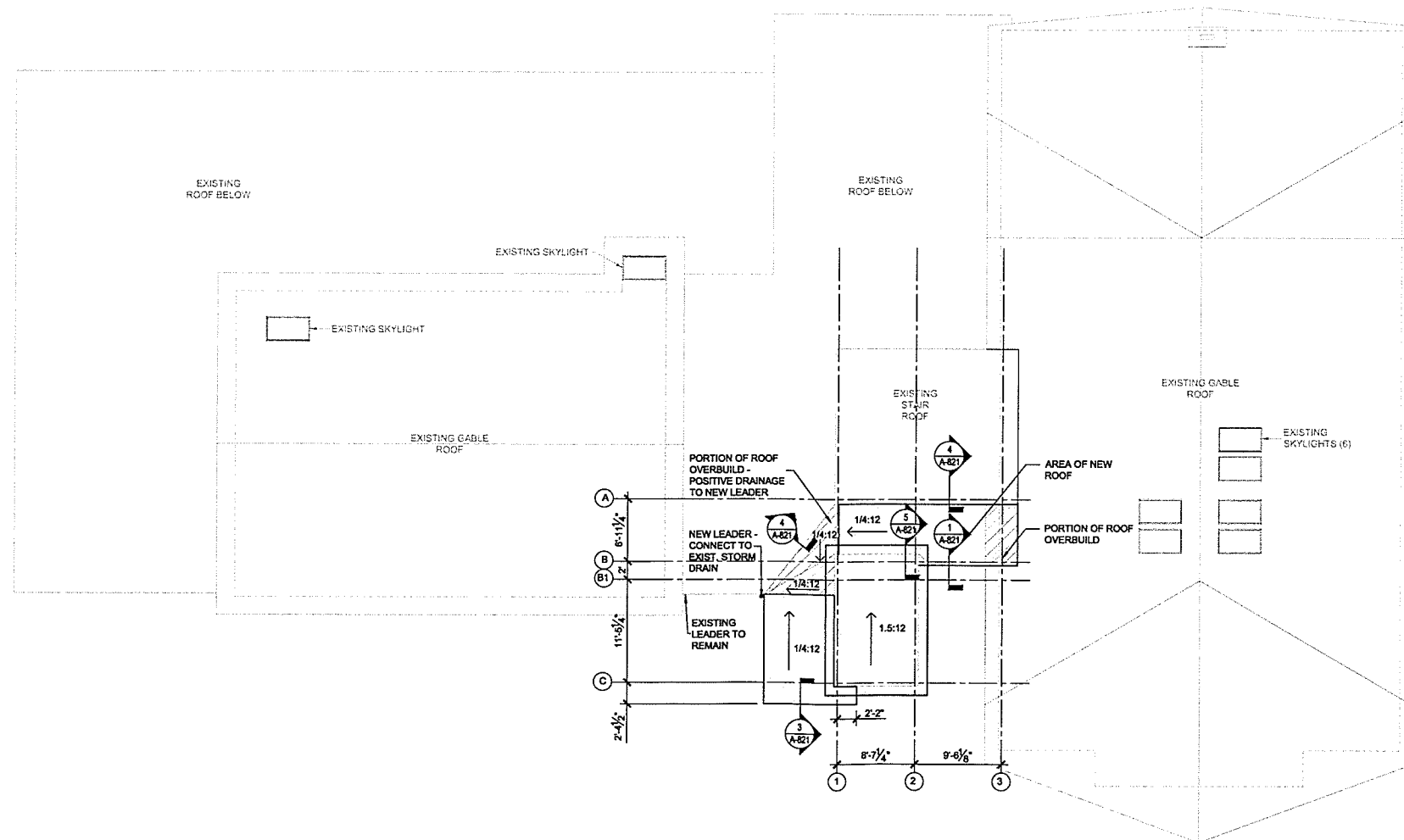
1 SECOND LEVEL
DEMOLITION PLAN
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1/8"=1'-0"



2 SECOND LEVEL
NEW PLAN
NA
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1
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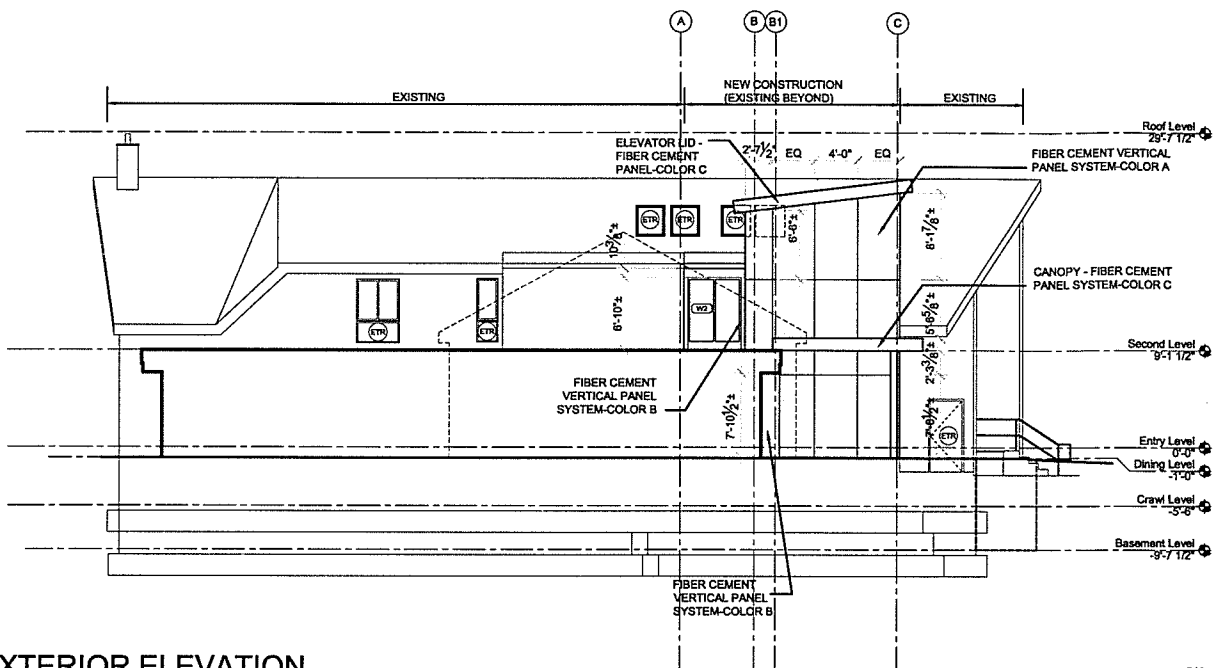
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DEPARTMENT OF
PLANNING & ZONING

ISSUED FOR PLANNING
AND ZONING APPLICATION
OCTOBER 06, 2016

Client		
Living Well Group Burlington, VT		
Architect		
MACKENZIE ARCHITECTS P.C. <small>102 Bailey Street, Burlington, Vermont 05401 (802) 862-7177 www.mackenziearchitects.com</small>		
Consultant		
Project Name		
ETHAN ALLEN HOME RENOVATIONS AND ADDITION PHASE 1 VT		
Burlington		
Sheet Title		
ROOF PLAN		
Date	Drawn By	Sheet Number
	DMD	
Scale	Checked By	
1/8" = 1'-0"	SPM	
Consultant Project Number		
MAPC Project Number		
14054		

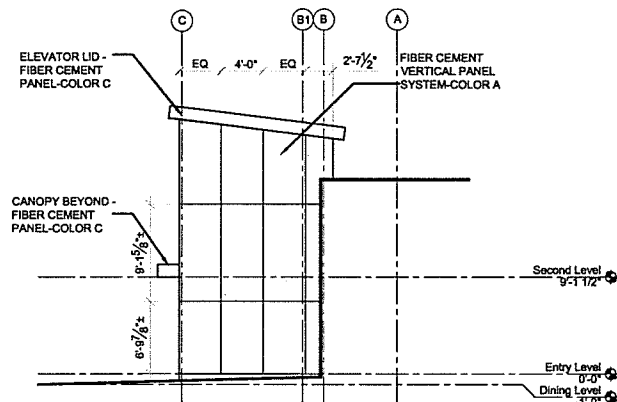
A-103

Ownership of Instruments of Service: All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Mackenzie Architects shall remain the property of the Mackenzie Architects. Mackenzie Architects shall retain all common law, statutory and other reserved rights, including the copyright therein.



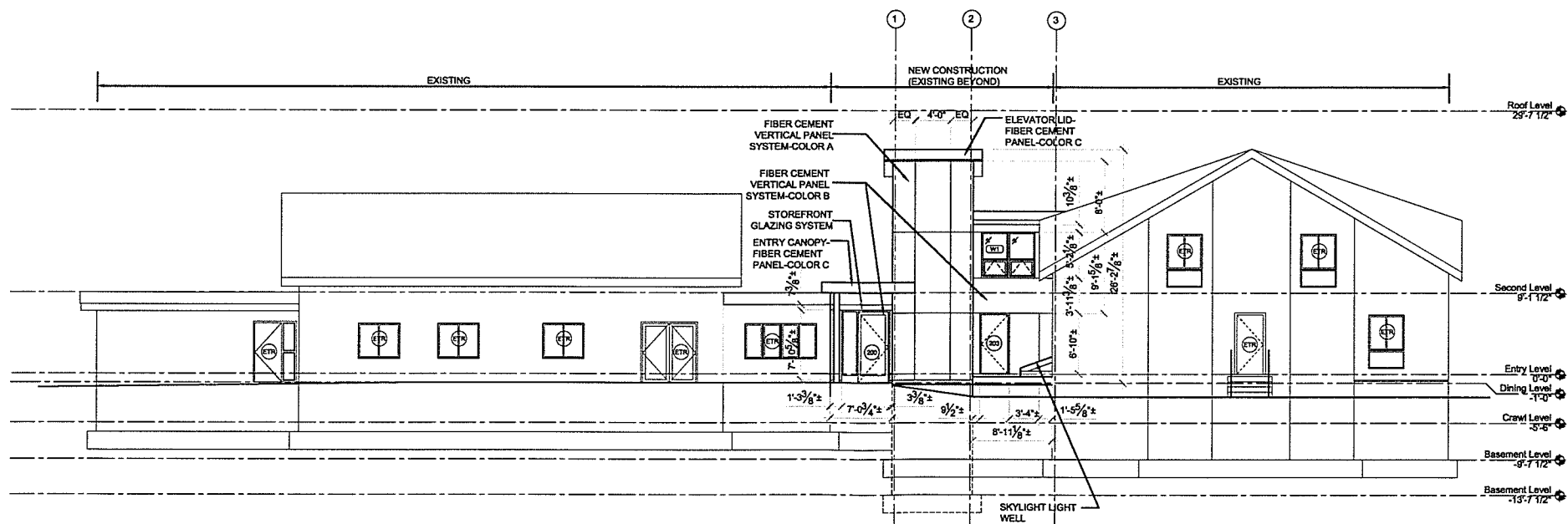
1 EXTERIOR ELEVATION
A211

2/A-100
1/8"=1'-0"



2 EXTERIOR ELEVATION
A211

2/A-100
1/8"=1'-0"



3 EXTERIOR ELEVATION
A211

2/A-100
1/8"=1'-0"

GENERAL NOTES

1. EXTERIOR WALL PANEL DIMENSIONS ARE GENERAL GUIDELINES-SEE ELEVATIONS FOR PANEL JOINTS AND ALIGN WITH WINDOWS, DOORS AND ROOF LINES AS SHOWN.

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Burlington, VT

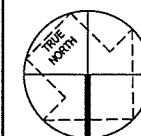
Architect

MACKENZIE ARCHITECTS P.C.

102 Battery Street, Burlington, Vermont 05401 802.485.7171 (V) www.mackenziearchitects.com

Consultant

Project North



Seal

Project Name

ETHAN ALLEN HOME
RENOVATIONS AND ADDITION
PHASE 1

BURLINGTON

VT

Sheet Title

EXTERIOR
ELEVATIONS

Date

Drawn By

Sheet Number

Scale

Checked By

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SPM

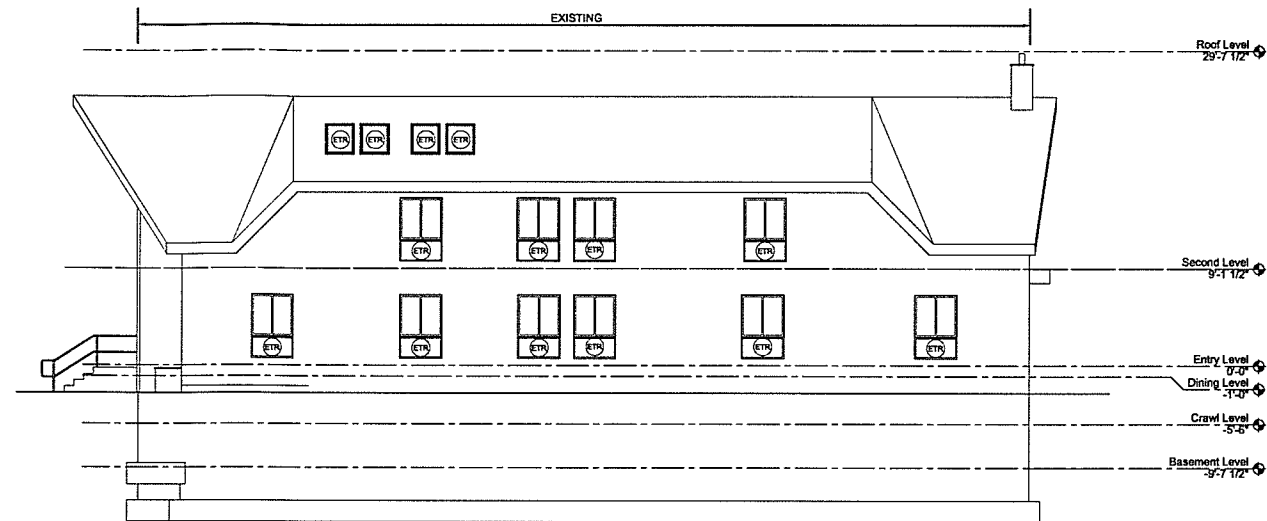
Consultant Project Number

MAPC Project Number

14054

A-211

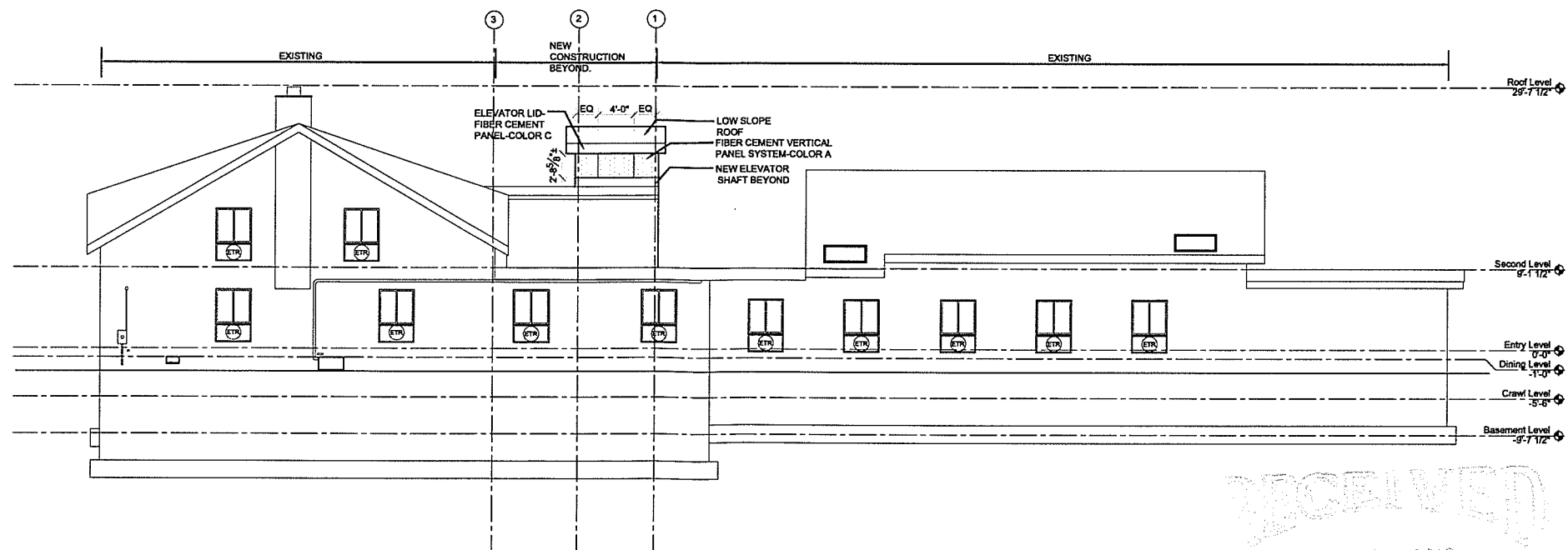
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1
A210

EXTERIOR ELEVATION

REF:2/A-100
1/8"=1'-0"



2
A210

EXTERIOR ELEVATION

REF:2/A-100
1/8"=1'-0"

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Consultant

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